

# WESTERNER 10 E. BROADWAY



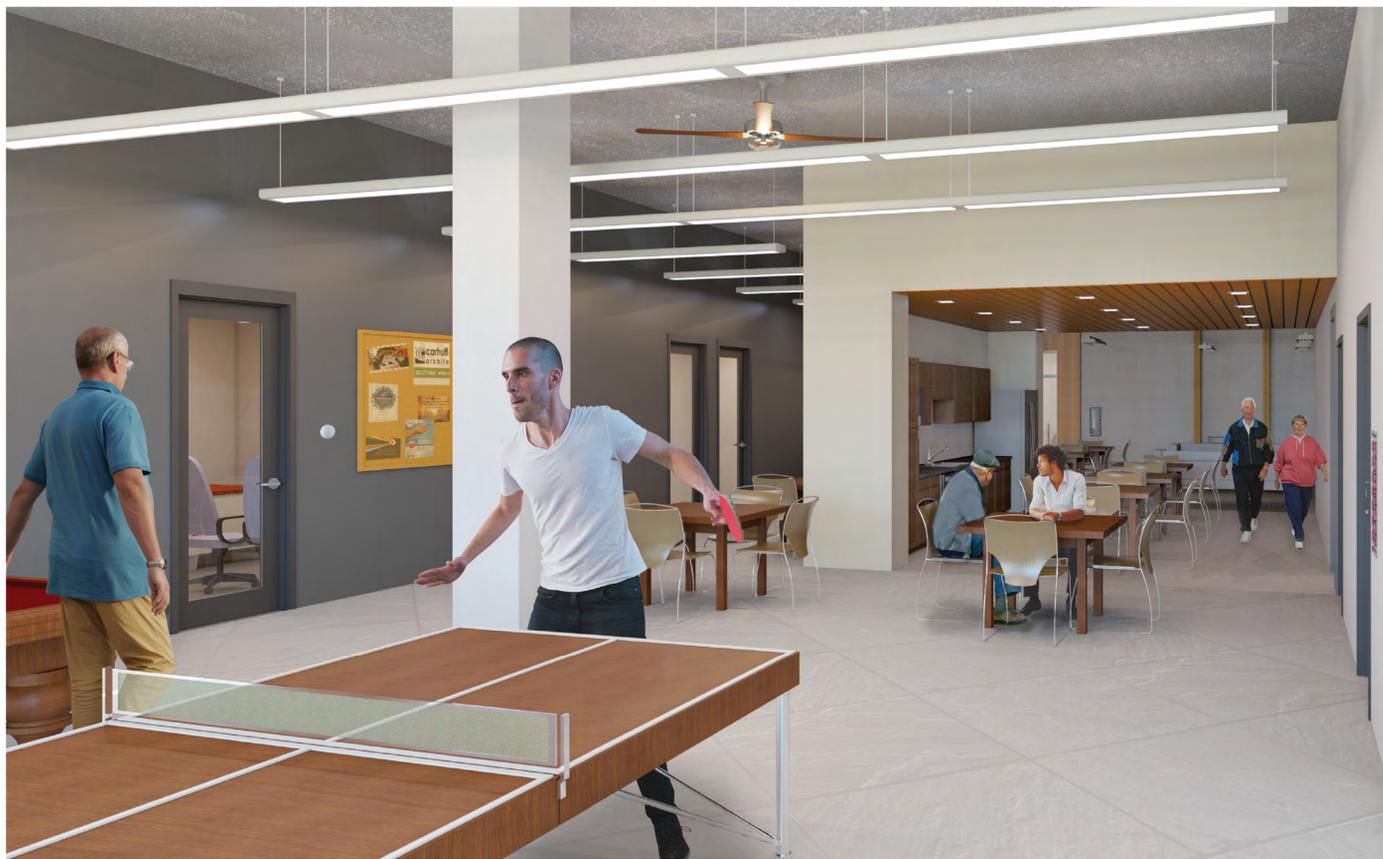
Existing Building



Historic Photos



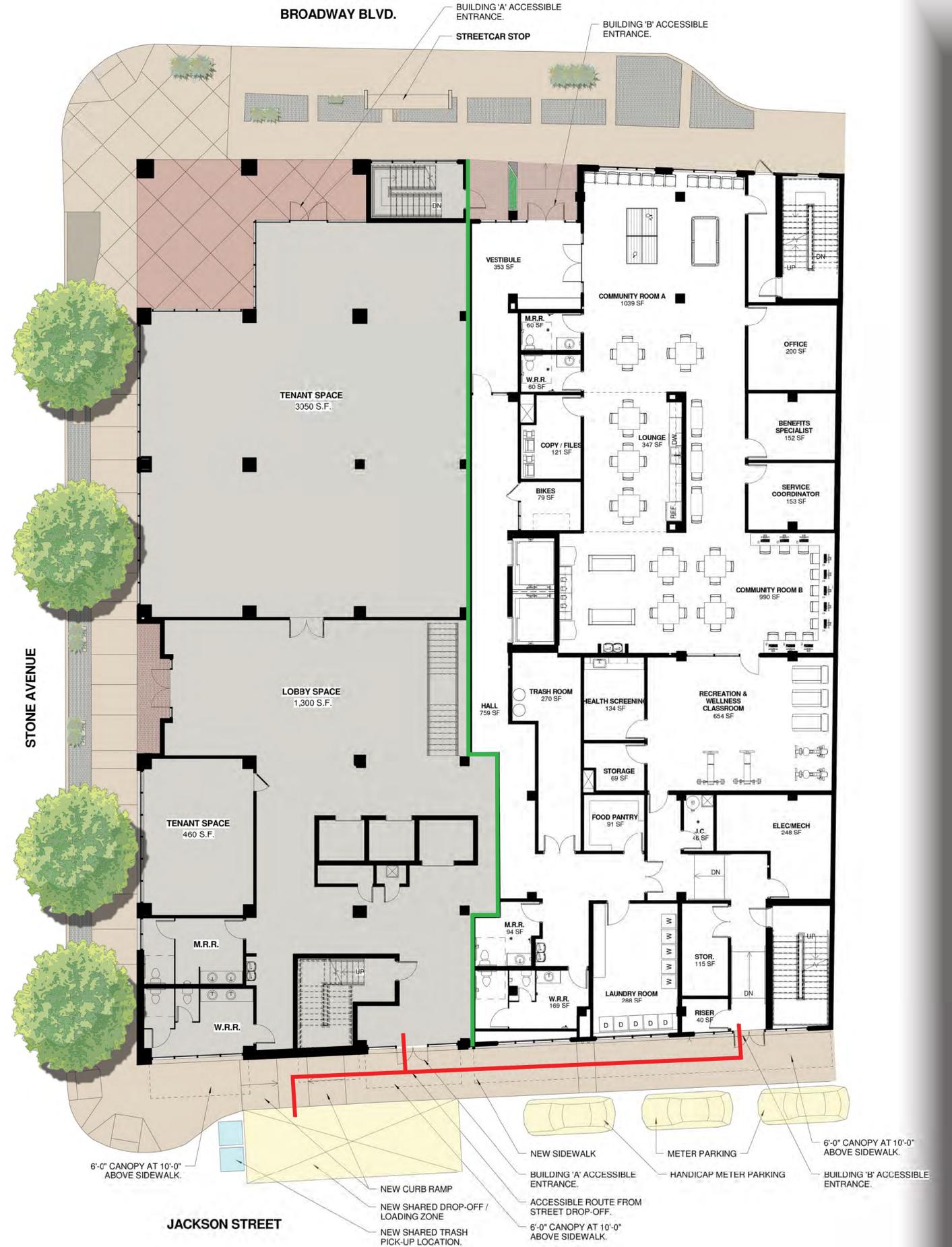
Rendering Looking Southeast



GROUND FLOOR RENDERING 1



GROUND FLOOR RENDERING 2



SITE PLAN WITH UTILITIES



WEST ELEVATION COLOR



WEST ELEVATION COLOR (UPDATED)



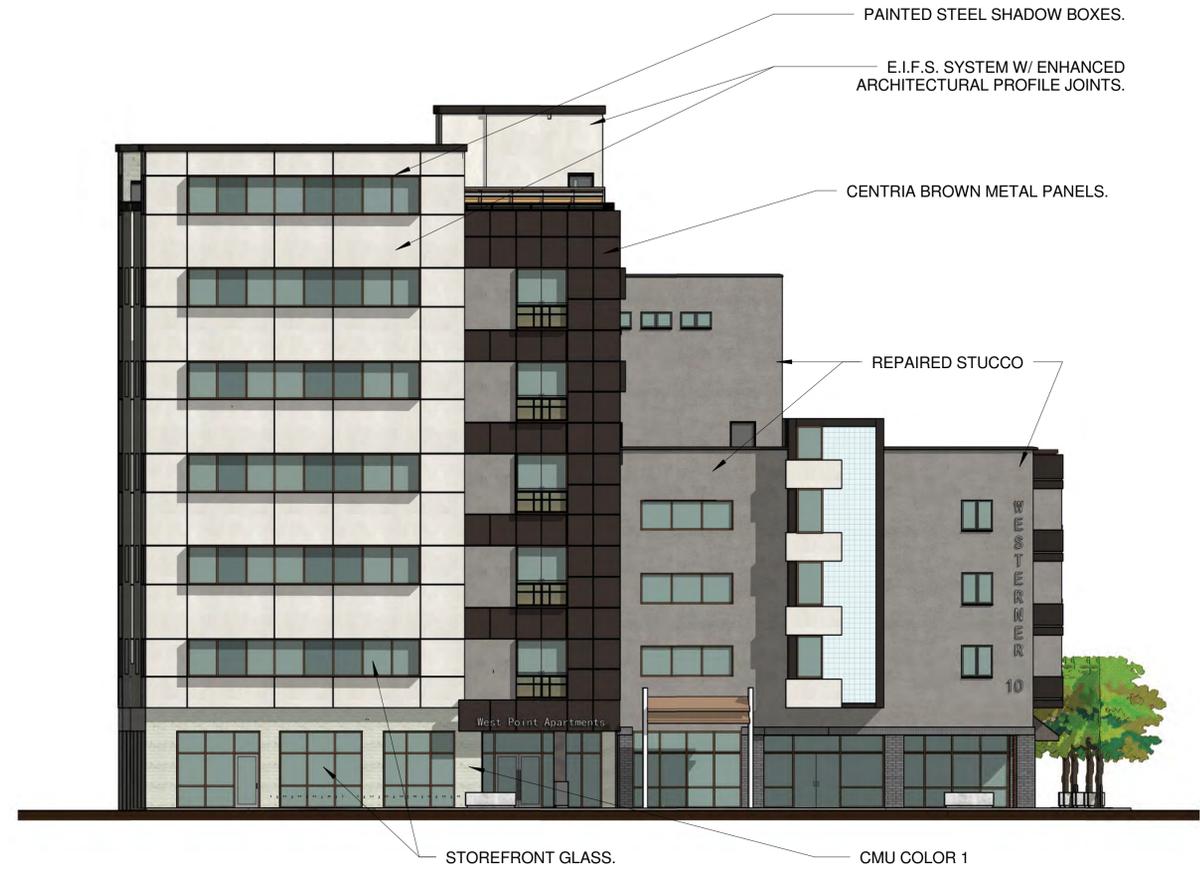
EAST ELEVATION COLOR



EAST ELEVATION COLOR (UPDATED)



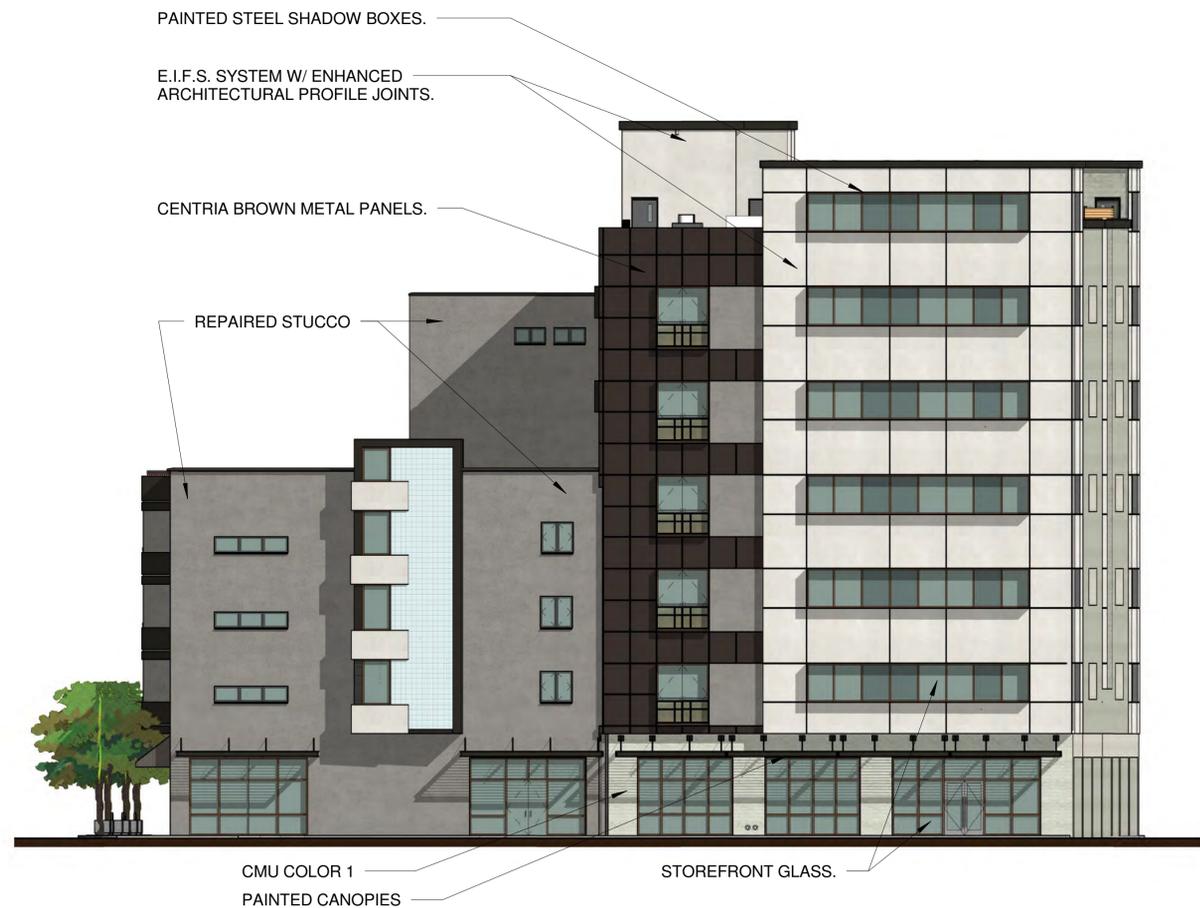
NORTH ELEVATION COLOR



NORTH ELEVATION COLOR (UPDATED)



SOUTH ELEVATION COLOR



SOUTH ELEVATION COLOR (UPDATED)

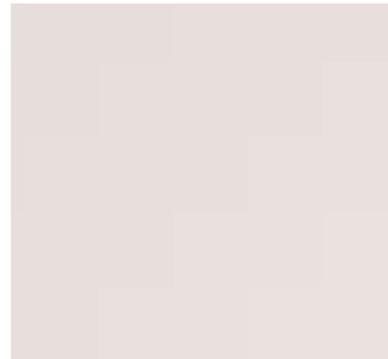
# MATERIAL SELECTION

EXTERIOR STUCCO:

DUNN EDWARDS

RAIN DROPS

DE6057



EXTERIOR CMU:

CLEAR COAT

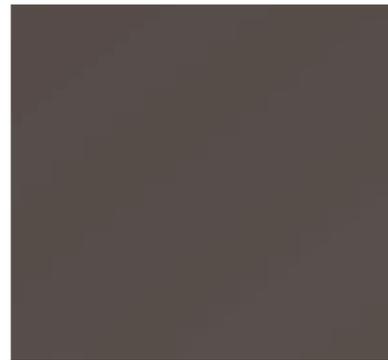


WINDOW POPOUTS /

STUCCO ACCENTS:

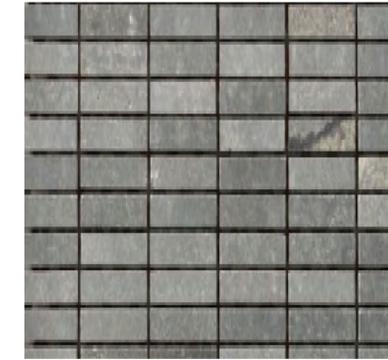
WEATHERED BROWN

DEC756



EXTERIOR CMU:

DARK STAIN

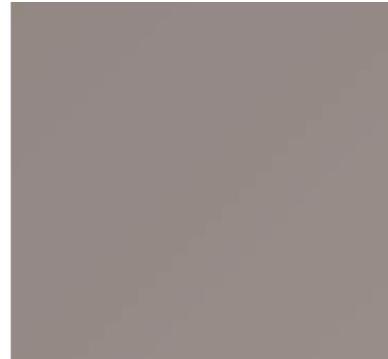


EXTERIOR STUCCO:

DUNN EDWARDS

CHOCOLATE MILK

DE6059



PAINTED STEEL RAILINGS / SHADOW BOXES:

DUNN EDWARDS

DARK ENGINE

DE6350



METAL PANELS:

CENTRIA

MIDNIGHT BRONZE

40"-48" PANEL



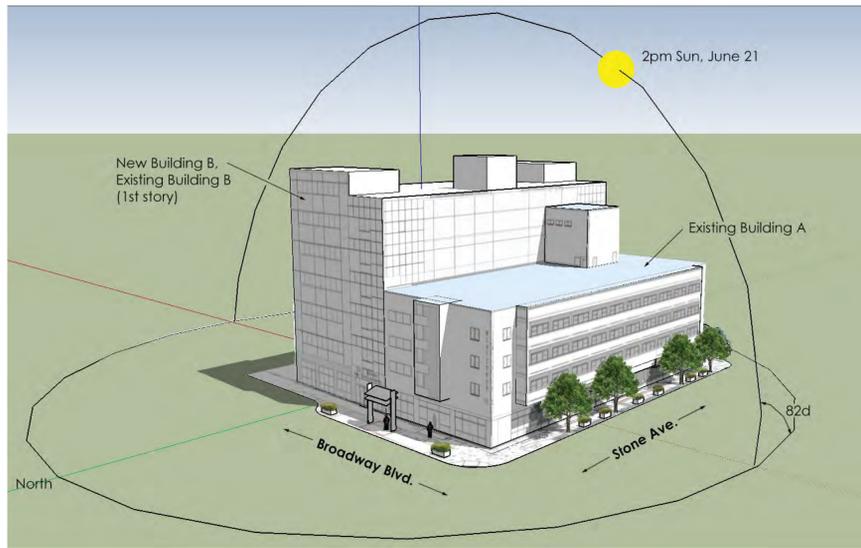
ROOFTOP TERRACE:

DUNN EDWARDS

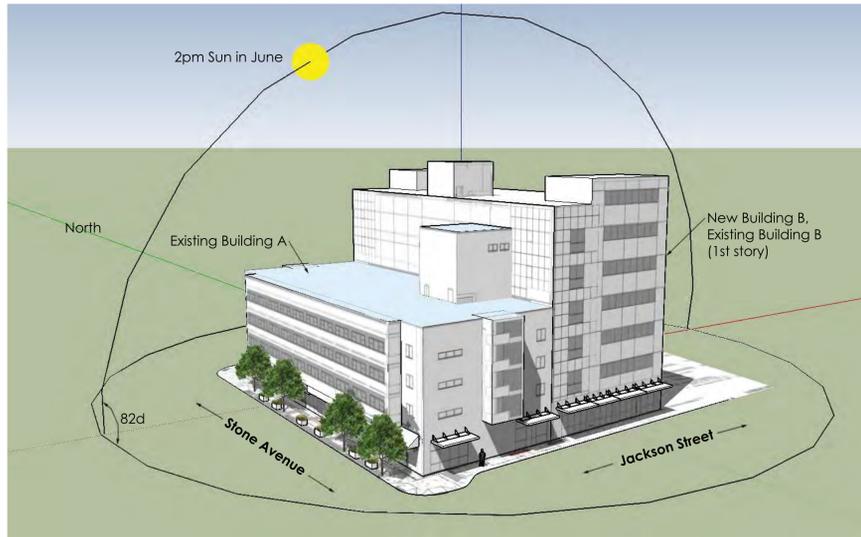
DARK ENGINE

DE6350

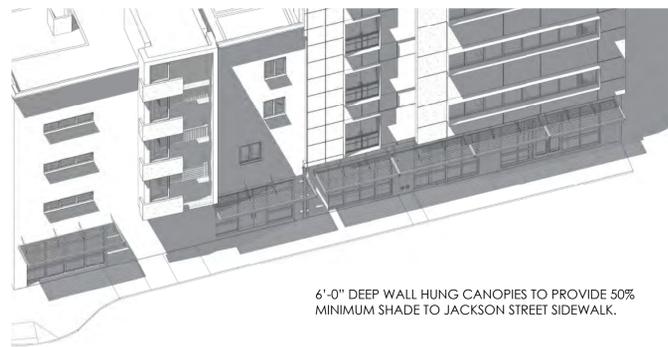




SHADE STUDY (North East View)



SHADE STUDY (South West View)



6'-0" DEEP WALL HUNG CANOPIES TO PROVIDE 50% MINIMUM SHADE TO JACKSON STREET SIDEWALK.

SHADE STUDY (South View) Enlarged View JUNE 21 2PM



CAPITAL ROW APARTMENTS, OMAHA, NE



ASHFORD | BROOKHAVEN APARTMENTS, ATLANTA, GA



HOME2 SUITES, BALTIMORE, MD

**SHADE STUDY CALCULATION:**

**SIDEWALK SHADE REQUIREMENT:**  
PER UNIFIED DEVELOPMENT CODE SECTION 5.12.6.A.2.A.: SHADE SHALL BE PROVIDED FOR AT LEAST 50 PERCENT OF ALL SIDEWALKS AND PEDESTRIAN ACCESS PATHS AS MEASURED AT 2:00PM ON JUNE 21ST WHEN THE SUN IS AT 82 DEGREES ABOVE THE HORIZON.

BELOW ARE THE CALCULATIONS FOR THE SIDEWALKS FOR ALL THREE SIDES OF THE SUBJECT BUILDING:

**BROADWAY BLVD SIDEWALK (NORTH):**

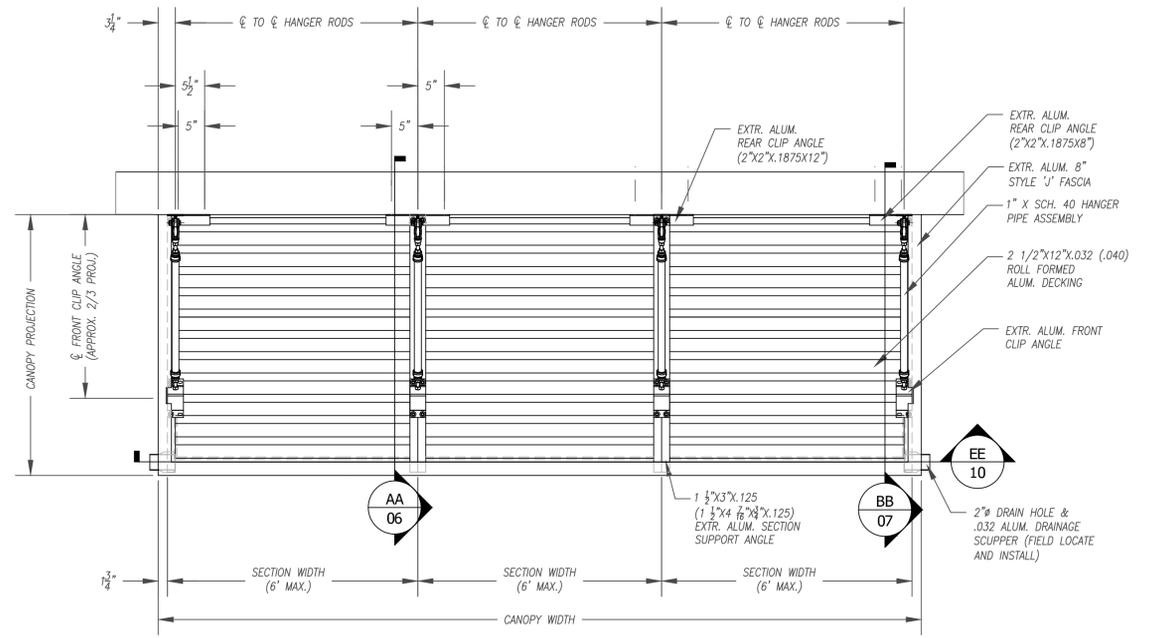
BROADWAY SIDEWALK = 938 SF  
BUILDING FACADE SHADE = 877 SF  
877 SF / 938 SF = 93.5 % PROVIDED > 50% REQUIRED.

**STONE AVE SIDEWALK (WEST):**

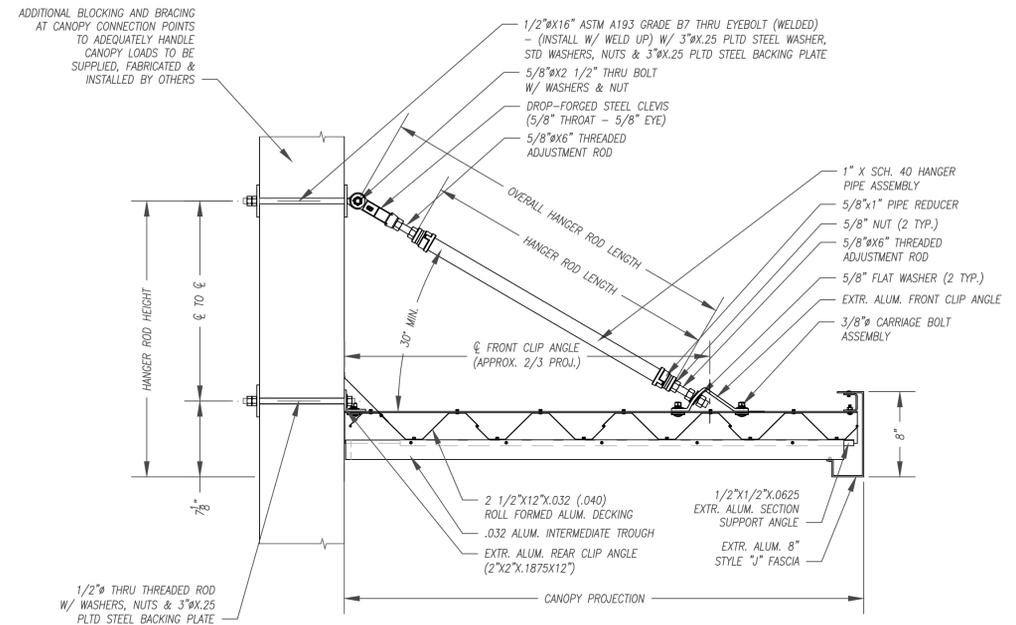
STONE SIDEWALK = 1,710 SF  
BUILDING OVERHANG AND TREE SHADE = 1,014 SF  
1,014 SF / 1,710 SF = 59.3 % PROVIDED > 50% REQUIRED.

**JACKSON ST SIDEWALK (SOUTH):**

JACKSON SIDEWALK = 867 SF  
CANOPY / BLDG. OVERHANG SHADE = 452 SF  
452 SF / 867 SF = 52.1 % PROVIDED > 50% REQUIRED.



C CANOPY PLAN Scale: 3/4" = 1'-0"

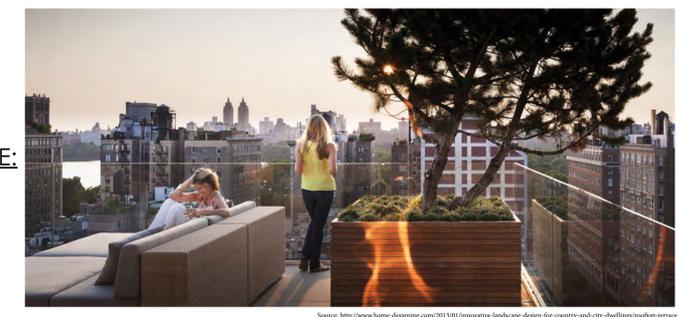


AA SECTION @ HANGER ROD Scale: 1 1/2" = 1'-0"



2,500 SF ROOFTOP TERRACE

ROOFTOP TERRACE SAMPLE IMAGE:



ROOFTOP TERRACE SAMPLE IMAGE:



ROOFTOP TERRACE DECKING:

BISON PLANK DECKING



CONCRETE TILE DECKING



PLANT LIST:

*Pistacia Lentiscus*  
(Evergreen Pastache)



*Pedilanthus Macrocarpus*  
(Lady Slipper)



*Euphorbia Antisyphilitica*  
(Candellila)

